



City of Carmel

Carmel Board of Zoning Appeals Regular Meeting Monday, March 27, 2006

Time: **6:00 P.M.
Place: Council Chambers, Second Floor
Carmel City Hall
One Civic Square
Carmel, IN 46032

AGENDA:

- A. Call to Order (6:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures:
- G. Reports, Announcements, Legal Counsel Report and Department Concerns
- H. **Public Hearing.**

**** (Items 1-2h will be heard from 6 pm- 8 pm)**

1-2h. Martin Marietta Materials - Mueller Property South

Petitioner seeks special use approvals to establish surface limestone operations & an artificial lake on 96.921± acres.

Docket No. 05090003 SU Chapter 5.02.02 mineral extraction

Docket No. 05090004 SU Chapter 5.02.02 artificial lake

The site is located at the southwest corner East 106th Street and Hazel Dell Parkway.

The site is zoned S-1/Residence - Low Density.

Filed by John Tiberi of Martin Marietta Materials, Inc.

(The following items will be heard after 8 pm)

3h. Kingswood, Sec 2, lot 31 - Policka Property

The applicant seeks the following development standards variance:

Docket No. 06010013 V ZO Chapter 25.02.01 front yard fence height

The site is located at 11125 Westminster Way and is zoned S-2/Residence.

Filed by Greg & Gretchen Policka.

4h. Stonegate Apartments off-premise sign

The applicant seeks approval for the following development standards Variance:

Docket No. 06020018 V ZO Chapter 25.07.01-04 off-premise sign in road right of way

The site is located north of Meadow Lane & Main Street and is zoned R-4/Residence.

Filed by Larry Kemper of Nelson & Frankenberger.

5-8h. TABLED: Baby Tracts, lots 20-21 -- St. Mary & St. Mark Coptic Orthodox Church

Petitioner seeks special use amendment approval to expand a church parking lot.

Docket No. 05090019 SUA Chapter 9.02.A special use expansion

Docket No. 05090020 V Chapter 23E.07.C.1 parking in front yard

Docket No. 05090021 V Chapter 23E.07.C.2 no parking lot curbing

Docket No. 05090022 V Chapter 9.04.03.F over 35% lot coverage

The site is located at 800 E 110th Street and is zoned R-3/Residence within the Home Place District. Filed by Robert Epstein of Epstein, Cohen, Donahue, Mendes.

9-11h. 116th/Keystone Retail Shops

Petitioner seeks the following development standards variances for signage:

Docket No. 06010018 V Chapter 25.07.02-09.b total # signs on site

Docket No. 06010019 V Chapter 25.07.02-09.b # signs oriented south

Docket No. 06010020 V Chapter 3.07 definition of sign (logo %)

The site is located at the northeast corner of 116th St. and Keystone Ave. and is zoned B-3/Business within the SR 431 Overlay. Filed by Drew Warner of Eclipse Realty.

12h. Appeal - Little Farms, Lot 16pt

The applicant seeks an appeal of the Board's decision, in order to have 2 lots, each less than 8,000 sq ft each.

Docket No. 05120005 A ZO Chapter 9.04.02.D minimum lot size

The site is located at 10506 Combs Ave and is zoned R-3/Residence within the Home Place Overlay. Filed by Shahpor Shahbahrani.

I. Old Business.

J. New Business.

K. Adjourn.